

083.0

0007

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

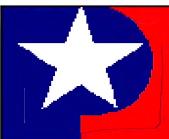
735,300 / 735,300

USE VALUE:

735,300 / 735,300

ASSESSED:

735,300 / 735,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
71		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BUCKLEY BRUCE M	
Owner 2: BUCKLEY NATASHA QUINLAN	
Owner 3:	

Street 1: 71 PARK AVENUE EXT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DUFFY ANDREW L & LAUREN K -	
Owner 2: -	
Street 1: 71 PARK AVENUE EXT	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1733 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
12/30/2015	1958

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Redo Kit	2,500					
8/20/2013	1253	Re-Roof	7,000 C			

ACTIVITY INFORMATION	
Date	Result
3/24/2021	SQ Mailed
10/5/2016	Measured
10/5/2016	Left Notice
5/5/2014	External Ins
1/13/2014	Info Fm Prmt
12/4/2008	Meas/Inspect
4/4/2000	Inspected
1/12/2000	Mailer Sent
1/12/2000	Measured
Sign:	VERIFICATION OF VISIT NOT DATA

Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
101	One Family		4281	PriceUnits	Sq. Ft.	Site	Factor	Value	Price											383,901						383,900	

Total AC/Ha: 0.09828

Total SF/SM: 4281

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 383,901

Spl Credit

Total: 383,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	646-5546, PDAS.																							
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:																								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																								
GENERAL INFORMATION				OthrFix:	Rating:	OTHER FEATURES																									
Grade: C - Average	Year Blt: 1928	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Very Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1																							
Jurisdict:	Const Mod:	Lump Sum Adj:	Fpl: 1	Fpl:	Rating: Average	WSFlue:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
INTERIOR INFORMATION				CONDOS INFORMATION								Other																			
Avg Ht/FL: STD	Prim Int Wal	2 - Plaster	Sec Int Wall:	Total Units:	Floor:	% Own:	Name:	Upper																							
Partition: T - Typical	Prim Floors:	3 - Hardwood	Sec Floors:	Totals	RMs: 7	BRs: 3	Baths: 2	HB: 1	Lvl 2																						
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric:	DEPRECIATION								Lvl 1																			
Insulation: 2 - Typical	Int vs Ext:	S	Heat Fuel: 2 - Gas	Phys Cond: GD - Good	18. %	Functional:	%	Additions:	No Unit	RMS	BRS	FL	REMODELING																		
Heat Type: 5 - Steam	# Heat Sys:	1	% Heated:	Economic:	%	Special:	%	Kitchen:	1	7	3	M	RES BREAKDOWN																		
% Com Wal	% Sprinkled:	Total: 18.6 %	Override:	Total:	18.6 %	Plumbing:	%	Baths:																							
CALC SUMMARY				COMPARABLE SALES								Electric:																			
Basic \$ / SQ: 135.00				Rate	Parcel ID	Typ	Date	Sale Price								Heating:															
Size Adj.: 1.35000002																General:															
Const Adj.: 0.98000199																TOTALS															
Adj \$ / SQ: 178.605																1	7	3													
Other Features: 113109																															
Grade Factor: 1.00																															
NBHD Inf: 1.00000000																															
NBHD Mod:																															
LUC Factor: 1.00																															
Adj Total: 431698																															
Depreciation: 80296																															
Depreciated Total: 351402																															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 083.0-0007-0015.0												IMAGE										
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
2	Frame Shed	D	Y	18X8	A	FR	1980		0.00	T	39	101							BMT	100	FLA			35							
More: N	Total Yard Items:	Total Special Features:												Total:																	